

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-075</u>	<u>GARDEN OF LIGHT ACADEMY, INC.</u>
<u>02-135</u>	<u>PALMS CONVALESCENT CARE, INC.</u>
<u>03-150</u>	<u>FRV DEVELOPMENT</u>
<u>03-173</u>	<u>WILFREDO RODRIGUEZ</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/18/03 TO THIS DATE:

HEARING NO. 03-10-CZ8-1 (03-173)

10-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: WILFREDO RODRIGUEZ

WILFREDO RODRIGUEZ is appealing the decision of Community Zoning Appeals Board #8, which denied the following:

- (1) BU-2 & RU-2 to BU-3
- (2) Applicant is requesting to permit car sales on with 0.62 acre (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 18 through 24, 29 & 30, in Block 23, WEST LITTLE RIVER, Plat book 14, Page 75; AND: Tract 23 of REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19.

LOCATION: 2391 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.62 Acre

BU-2 (Business – Special)
RU-2 (Two Family Residential)
BU-3 (Business – Liberal)

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40
BCC
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied without prejudice the following:

AU to RU-3M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/acre)

HEARING NO. 04-2-CC-1 (02-75)

20-52-42
BCC
Comm. Dist. 2

APPLICANT: GARDEN OF LIGHT ACADEMY, INC.

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking areas within 25' of a right-of-way (N.E. 149 Street & N.E. 11 Court).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Garden of Light Academy, Inc. for Mrs. & Pastor Pierre Rubens," as prepared by Charles C. Mitchell, P. E., consisting of 4 sheets and dated 2/27/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 150' of the south 220' of the west ½ of the east ½ of the NE ¼ of the NW ¼ of the NW ¼, less the west 10' for a road in Section 20, Township 52 South, Range 42 East.

LOCATION: 1171 N.E. 149 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.63 Net Acre

RU-2 (Two Family Residential)

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 48% (40% maximum allowed).
- (3) Applicant is requesting to permit a landscape buffer varying from 2' to 5' greenbelt (7' buffer required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Plaza North Nursing and Rehabilitation Center," as prepared by Russell Mackenzie and Associates, P. A., dated received 5/15/02 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

PRESENT ZONING: BU-1 (Business – Neighborhood)